

ZONING AND BUILDING AGENDA

JUNE 20, 2006

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

247592 DOCKET #7227 - TED PANAGIOTOPOULOS, ANTHONY DINOVELLA, CYNTHIA L. BUDA TRUST, GAEL STINAUER, VINCENT A. BILLOTTO, JR., THOMAS MCAULIFFE, MARION LESNICKI, Owners c/o, 332 West Burlington, LaGrange, Illinois 60525, Application (No. SU-21-21; Z01137). Submitted by Matthew M. Klein, 332 West Burlington, LaGrange, Illinois 60525. Seeking a SPECIAL USE in the R-3 Single Family Residence District for a Planned Unit Development for nine (9) single family residences in Section 32 of Palos Township. Property consists of approximately nine (9) acres located on the east side of Wolf Road approximately 593 feet south of 131st Street in Palos Township. Intended use: Nine (9) single family lots (as existing), wetland conservation area (as existing), private road (as existing – Frances Lane), private gate entry at Wolf Road. **Recommendation: That the Final Plat be granted.**

The Final Plat is in conformance with Preliminary Plan granted July 12, 2005 by the Cook County Board of Commissioners. The Final Plan is in conformance with the regulations of Article 9 of the Cook County Zoning Ordinance.

275450 DOCKET #8029 - RAFFAELE & BARBARA SCALISE, Owners, 8N125 Naperville Road, Bartlett, Illinois 60103, Application (No. SU-06-02; Z06018). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for a dog training facility with fenced yard area and pole barn type improvements to the rear of the existing single family residence in which the owner's/applicants reside in Section 33 of Hanover Township. Property consists of 2 acres +/- located on the north side of Naperville Road, approximately 346 feet west of Preserve Trail in Hanover Township. Intended use: Dog training facility. **Recommendation: That the application be granted.**

279297 DOCKET #8060 - J. PETITO, Owner Application: Variation to reduce right side yard setbacks from 10 feet to 2 feet for a proposed attached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the west side of Linden Avenue, approximately 55 feet south of Gregory Street in Norwood Park Township. **Recommendation: That the application be denied.**

Conditions: None

Objectors: The immediate next door neighbor impacted by the request.

***Deferred at the meeting of June 6, 2006.**

279298 DOCKET #8061 - L. & G. NEUHAUS, Owners Application: Variation to reduce left side yard setback from 10 feet to 2 feet for a proposed attached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.22 of an acre, located on the west side of Linden Avenue approximately 116 feet south of Gregory Street in Norwood Park Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

***Deferred at the meeting of June 6, 2006.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS

- 279579 DOCKET #7854 – TED & SOPHIA BOBAK, Owners, Application: Previously granted by the Cook County Board of Commissioners on June 7, 2005. The Variation, previously approved, sought to reduce the front yard setback from 30 feet to 25 feet; and reduce both interior side yard setbacks from 10 feet to 3 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.09 of an acre, located on the west side of Lockwood Avenue, approximately 360 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted a one year extension of time.**
- Conditions: None
- Objectors: No municipalities or homeowners objected.
- 279580 DOCKET #8062 – S. & J. EVANS, Owners, Application: Variation to reduce right side yard setback from 10 feet to 2 feet; and reduce rear yard setback from 40 feet to 31 feet (existing) for a proposed attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the north side of Catherine Avenue, approximately 245 feet west of Canfield Road in Norwood Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 279581 DOCKET #8082 – W. BAGINSKI, Owner, Application: Variation to divide a parcel into two parcels; on parcel B reduce lot width from the minimum required 60 feet to 46 feet; reduce lot area from the minimum required 10,000 square feet to 5,404 square feet; and to reduce both interior side yard setbacks from the minimum required 10 feet to 6 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.35 of an acre, located on the east side of Western Avenue, approximately 94 feet north of Church Street in Maine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objections: The Zoning Board of Appeals received a letter of objection from the Maine Township Planning Commission objecting to the granting of the variation (see attached). There were three (3) objectors at the meeting. Their main concerns were that the 5,404 square foot lot was too small to be built on and they did not want to see their neighborhood being cut up into small lots. They also mentioned that the area had a problem with flooding. The Zoning Board of Appeals also received three letters of objection from adjoining neighbors indicating their concerns with lot size being too small and flooding.
- Approvals: The Zoning Board received seven letters from neighbors indicating they were in favor of the lots being developed.
- 279582 DOCKET #8105 – B. VOSS, Owner, Application: Variation to reduce left side yard setback from 15 feet to 8 feet (existing) for an addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the east side of Quintens Road, approximately 200 feet north of Bayer Drive in Palatine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

NEW APPLICATIONS

- 279583 AUSTIN BANK OF CHICAGO, TRUST #7494, Owner, 2231 North Mannheim Road, Melrose Park, Illinois 60164, Application (No. A-06-05; Z06122). Submitted by Law Offices of Samuel V.P. Banks, 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the C-6 Automotive Service District to continue to operate an existing automobile sales business in Section 33 of Leyden Township. Property consists of 0.37 of an acre, located on the southeast corner of Lyndale Street and Mannheim Road in Leyden Township. Intended use: Automobile Sales.
- 279584 AUSTIN BANK OF CHICAGO, TRUST #7494, Owner, 2231 North Mannheim, Melrose Park, Illinois 60164, Application (No. A-06-06; Z06123). Submitted by Law Offices of Samuel V.P. Banks, 221 North LaSalle Street, 38th Floor, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the C-4 General Commercial District to the C-6 Automotive Service District to continue to operate an existing automobile sales business in Section 33 of Leyden Township. Property consists of 0.31 of an acre, located on the northeast corner of Palmer Avenue and Mannheim Road in Leyden Township. Intended use: Automobile Sales.
- 279585 JACEK LESNICKI, Owner, 10423 South 75th Avenue, Palos Hills, Illinois 60465, Application (No. A-06-07; Z06125). Submitted by Jacek Lesnicki c/o Mark Kupiec, 77 West Washington Street, Suite 519, Chicago, Illinois 60602. Seeking a MAP AMENDMENT from the C-5 Commercial Transition District to the R-5A Residential Transition District for two residential buildings with two residential dwelling units each and, if granted, companion Variance V-06-110 on both lots to increase floor area ratios from the maximum allowed .50 to .75; to reduce lot widths from the minimum required 50 feet to 25 feet; and to reduce front yard setbacks from the minimum required 25 feet to 20 feet in Section 9 of Stickney Township. Property consists of .144 of an acre on the east side of Central Avenue, approximately 247 feet south of 50th Street in Stickney Township. Intended use: Two residential buildings, two dwelling units each.
- 279586 GARDEN HOMES SANITARY DISTRICT, Owner, 3701 West 116th Street, Garden Homes, Illinois 60803, Application (No. SU-06-08; Z06120). Submitted by same. Seeking a SPECIAL USE in the R-5 Single Family Residence District for a new 145 foot elevated water storage tank and pump house (on east parcel) and three (3) single family residences (on west parcel) in Section 23 of Worth Township. Property consist of approximately 1.58 acres located on the west side of Central Park Avenue, approximately 118 feet south of 118th Street in Worth Township. Intended use: A new elevated water storage tank and pump house and three (3) future Single Family Residences.

* The next regularly scheduled meeting is presently set for Wednesday, July 12, 2006.